



STATE PUBLIC WORKS BOARD
November 17, 2023

FINAL MINUTES

MEMBERS PRESENT:

Gayle Miller, Chief Deputy Director, for the Department of Finance
Ana Lasso, Director, for the Department of General Services
Michael Keever, Chief Deputy Director, Department of Transportation
Juan Fernandez, Deputy Treasurer, for the State Treasurer
David Oppenheim, Deputy Controller, for the State Controller
Andrea Scharffer, Deputy Assistant Secretary, Natural Resources Agency

MEMBERS ABSENT:

None

CALL TO ORDER AND ROLL CALL:

Gayle Miller, Chairperson of the Board, called the meeting to order at 9: 31 am.
Maria Zadran, Secretary of the Board, called the roll. A quorum was established.

BOND ITEMS:

The first order of business was to consider four bond items.

- Bond Item 1: If approved, Bond Item 1 would adopt a resolution authorizing actions to provide for interim financing, authorizing the sale of lease revenue bonds, approving the form of, and authorizing the execution and delivery of a Project Delivery Agreement, and other related actions for the Adult Local Criminal Justice Facilities project in Amador County for the Board of State and Community Corrections.

Ms. Sally Lukenbill, Executive Director of the Board noted that the project scope included the design and construction of a new, stand-alone building adjacent to the existing county jail located on county-owned land in Jackson. The new building would provide new housing, programming, and treatment space.

The building would include approximately 40 beds, a recreation yard, medical and dental rooms, program and office space, and a covered exterior circulation area and storage basement. A pathway would connect the new building to a new parking lot that will provide parking for staff and the public.

Ms. Lukenbill stated that Bonds will be issued for the project in an amount not to exceed \$17.2 million.

Ms. Miller asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Ms. Lasso and seconded by Mr. Oppenheim to approve Bond Item 1. The motion passed unanimously through a 5-0 roll-call vote (Ms. Miller, Ms. Lasso, Mr. Keever, Mr. Oppenheim and Mr. Fernandez all voting aye).

- Bond Item 2: If approved, Bond Item 2 would adopt a resolution authorizing actions to provide for interim financing, authorizing the sale of lease revenue bonds, approving the form of and authorizing the execution and delivery of a Project Delivery Agreement, and other related actions for the Adult Local Criminal Justice Facilities project in Tehama County for the Board of State and Community Corrections.

Ms. Lukenbill noted that the project scope included the design and construction of a new, stand-alone, one-story jail facility on county-owned land in Red Bluff. The new jail would include approximately 65 beds across two medium security level pods in dorm style two-tiered housing, each with an exam room and a dayroom with access to an outdoor recreation yard. The new facility would also include multiple program rooms, a new centralized kitchen and laundry facility, and administrative and staff support spaces.

Ms. Lukenbill stated Bonds will be issued for the project in an amount not to exceed \$20 million.

Ms. Miller asked if there are any comments or questions from the board or public on Bond Item 2. There were none.

A motion was made by Mr. Keever and seconded by Ms. Miller to approve Bond Item 2. The motion passed unanimously through a 5-0 roll-call vote (Ms. Miller, Ms. Lasso, Mr. Keever, Mr. Oppenheim, and Mr. Fernandez all voting aye).

- Bond Item 3: If approved, Bond Item 3 would adopt a resolution authorizing actions to provide for interim financing, authorizing the sale of lease revenue bonds, approving the form of and authorizing the execution and delivery of a Project Delivery Agreement, and other related actions for the Adult Local Criminal Justice Facilities project in El Dorado County for the Board of State and Community Corrections.

Ms. Lukenbill noted that the project scope included the design and construction of a new, two-story addition and related site work adjacent to the existing Placerville Jail facility on county-owned land. The new building would be connected to the existing building, and would space for two, approximately 25-bed housing units comprised of single bunk, double bunk, and dormitory configurations. The facility would also include dayrooms, support spaces, and secured indoor recreation yards.

Ms. Lukenbill stated that Bonds would be issued for the project in an amount not to exceed \$25 million.

Ms. Miller asked if there were any questions or comments from the Board or the public. There were none.

A motion was made by Ms. Lasso and seconded by Mr. Oppenheim to approve the Bond Item 3. The motion passed unanimously through a 5-0 roll-call vote (Ms. Miller, Ms. Lasso, Mr. Keever, Mr. Oppenheim, and Mr. Fernandez all voting aye).

- Bond Item 4: If approved, Bond Item 4 would adopt a resolution authorizing actions to provide for interim financing, authorizing the sale of lease revenue bonds, approving the form of and authorizing the execution and delivery of a Project Delivery Agreement, and other related actions for the South East Underground Parking Structure project in Los Angeles County for the Office of Exposition Park Management.

Ms. Lukenbill noted that the project scope included the design and construction of an underground parking structure in accordance with the Exposition Park Master Plan, located in Los Angeles. Project scope consists of demolition of existing surface parking lots, the installation of underground utilities, and the construction of a new subterranean, approximately 720,000 square foot parking garage with a minimum of 1,500 parking spaces. The parking structure will also include EV charging stations, security cameras, park management offices, public restrooms, hydration stations and native drought tolerant landscaping. The project will pursue minimum LEED Silver certification and Zero Net Energy. Construction was scheduled for completion in November 2027, prior to the Los Angeles 2028 Summer Olympics.

Ms. Lukenbill noted that bonds would be issued for the project in an amount not to exceed \$14.1 million.

Ms. Miller asked if there were any questions or comments from the Board or the public. There were none.

A motion was made by Ms. Lasso and seconded by Mr. Fernandez to approve Bond Item 4. The motion passed unanimously through a 5-0 roll-call vote (Ms. Miller, Ms. Lasso, Mr. Keever, Mr. Oppenheim, and Mr. Fernandez all voting aye).

Ms. Miller thanked and excused Mr. Oppenheim and Mr. Fernandez.

MINUTES:

The next order of business is to approve the minutes from the October 13, 2023, Board meeting.

Ms. Lukenbill stated that staff has prepared and reviewed the minutes from the October 13, 2023, Board meeting and recommended approval of those meeting minutes.

Ms. Miller asked if there were any questions or comments from the Board or the public. There were none.

A motion was made by Ms. Miller and seconded by Mr. Keever to approve the minutes. The motion passed unanimously through a 3-0 roll-call vote (Ms. Miller, Ms. Lasso, and Mr. Keever all voting aye).

Ms. Miller noted that although Ms. Lasso and Mr. Keever were absent for the October meeting, they reviewed and approved the minutes.

The next order of business before the Board was to consider Consent Calendar A which was presented by Ms. Lukenbill.

CONSENT CALENDAR A: Consent Calendar A included two Items for projects within the Natural Resources Agency, and Ms. Scharffer, Deputy Assistant Secretary, joined as a voting member.

- Consent Item 1: The requested action would authorize an acquisition of real property and the execution of a Property Acquisition Agreement, and any such documents as may be required to complete the acquisition for the Boggs Mountain Helitack Base: Relocation Facility project in Lake County for the Department of Forestry and Fire Protection.

The existing Boggs Mountain Helitack Base is not capable of accommodating the updated firefighting helicopter and its associated modern infrastructure, new equipment, and personnel.

The requested action would authorize the acquisition of approximately 30 acres of vacant land in Lake County located on Clayton Creek Road for a purchase price of \$390,000 General Fund, to site a new facility.

The new Boggs Mountain facility will include the construction of a helicopter hangar, two lighted helipads, a 3-bay garage shop, a 22-bed barracks building, a generator/pump/storage building, a vehicle wash rack, a hazmat/retardant storage building, and a helicopter-training tower.

- Consent Item 2: The requested action would authorize an acquisition of real property and the execution of a Property Acquisition Agreement, and any such documents as may be required to complete the acquisition for the Howard Forest Helitack Base: Replace Facility project in Mendocino County for the Department of Forestry and Fire Protection.

The existing Howard Forest Helitack Base is not capable of accommodating the updated firefighting helicopter and its associated modern infrastructure.

The requested action would authorize the acquisition of approximately 37 acres of vacant forest land in Mendocino County adjacent to both the current Howard Forest Fire Station and the Howard Forest Helitack Base along State Highway 101, for a purchase price of \$351,500 General Fund, to site a new facility.

The Howard Forest Helitack Base project would include the construction of a multi-blade capable helicopter hangar, 2 lighted helipads, a 3-bay vehicle shop, a 22-bed barracks building, a generator/pump/storage building, a vehicle wash rack, a hazmat/retardant storage building, and a helicopter-training tower/hoist.

Ms. Miller asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Ms. Lasso and seconded by Ms. Scharffer. The motion passed unanimously through a 4-0 roll-call vote (Ms. Miller, Ms. Lasso, Mr. Keever, and Ms. Scharffer all voting aye).

Ms. Miller thanked and excused Ms. Scharffer.

CONSENT CALENDAR B:

The next order of business before the Board was to consider Consent Calendar B, which included one Item which was presented by Ms. Lukenbill.

- Consent Item 1: The requested action would authorize an acquisition of real property, acceptance of title of the property, and the execution of documents as may be required to complete the acquisition, for the 16th District Agricultural Association Mid-State Fairgrounds-Pioneer Park project in San Luis Obispo County, for the Department of Food and Agriculture.

The action requested would approve site acquisition of approximately 5.7 acres of land owned by the City of Paso Robles, for the purchase price of \$800,000, which will be funded with Park revenues. The property would initially be used for overflow parking and event space for the Fairgrounds while the 16th District Agricultural Association works to develop plans for dedicated event space in the future.

Ms. Miller asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Mr. Keever and seconded by Ms. Lasso. The motion passed unanimously through a 3-0 roll-call vote (Ms. Miller, Mr. Keever, and Ms. Lasso all voting aye).

OTHER BUSINESS:

Ms. Miller noted that there was no other business,

GENERAL PUBLIC COMMENT:

Ms. Miller asked if there were any other questions or comments from the Board, or from the public. There were none.

REPORTABLES:

Ms. Miller stated that Staff would present the Reportables for the period of September 2, 2023, through November 6, 2023.

Ms. Lukenbill stated that the reportable items are included in the staff analysis and in the briefing packet.

Ms. Miller asked if there were any other questions or comments from the Board, or from the public. There were none.

NEXT MEETING:

Ms. Miller stated that the next Board meeting is scheduled for Friday, December 8, 2023. The meeting will be virtual and the link for the meeting will be posted on the Board's website.

Ms. Miller asked if there were any other questions or comments from the Board or from the public. There were none.

The meeting was concluded.